

COMMISSIONER SLOAN ABSENT  
ALL OTHER COMMISSIONERS PRESENT  
STAFF: BHAT, ROCHE, CRUZ AND PARKES  
PW: LAU

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, JULY 10, 2012  
**30 MUIR ROAD**  
**MARTINEZ, CA 94553**

CHAIR: Marvin Terrell  
VICE-CHAIR: Karen Peterson  
COMMISSIONERS: Richard Clark, Don Snyder, Jake Sloan, Duane Steele, Doug Stewart

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Maureen Parkes at least 48 hours before the meeting at (925) 674-7831.

\*\*\*\* 7:00 P.M. \*\*\*\*

1. PUBLIC COMMENTS: NONE

BOARD OF APPEALS: LAND USE PERMIT: PUBLIC HEARING

DENIED APPEAL,  
APPROVED PROJECT  
WITH TWO ADDED  
CONDITIONS OF  
APPROVAL

- 2.. County File #LP10-2079 – This is a hearing on an appeal of the Zoning Administrator’s decision to approve a land use permit to modify County File #409-9 to allow the Round Hill Country Club Lower Tennis Court Lighting Project. There are six (6) lower courts (courts #10-15) and the proposed project includes: (1) eight (8) new 1,000 watt luminaries mounted on 24-foot high poles on each of the six courts, for a total of forty-eight (48) lights; (2) improvements such as: electrical service upgrade to provide electrical power for the new lighting demands, repaving the existing access road and parking areas, repair/replace as required of the existing curb and gutters, replace walkway around the restroom facilities, planting of additional landscaping along the south and west outer edge of court #12 and along the western property line; (3) installation of a solid black opaque vinyl windscreen on the existing fence; (4) installation of signage providing the operating hours, court rules, and emergency numbers; and (5) request to work within the drip line of up to ten (10) trees ranging in size from 8 inches to 48 inches in diameter. The subject property is located at 3169 Round Hill Road in the Alamo area. (Zoning: Single-Family Residential District, R-15) (General Plan: Single-Family Residential-Low Density, SL/Parks and Recreation, PR) (Assessor’s Parcel Numbers: 193-170-061 & 062) JRC

Vote (5-1)

**Ayes:** Steele, Peterson,  
Snyder, Stewart and  
Terrell

**Noes:** Clark

**Abstain:** None

**Absent:** Sloan

MANDATORY REFERRAL: PUBLIC HEARING

DETERMINED TO BE  
IN CONFORMANCE  
WITH THE COUNTY  
GENERAL PLAN ON  
CONSENT

3. MANDATORY REFERRAL FOR THE ASSIGNMENT OF A TRAIL EASEMENT TO THE EAST BAY REGIONAL PARK DISTRICT FOR A SEGMENT OF CARQUINEZ SCENIC DRIVE NEAR THE TOWN OF PORT COSTA (CP# 12-33) PR

DETERMINED TO BE  
IN CONFORMANCE  
WITH THE COUNTY  
GENERAL PLAN ON  
CONSENT

4. MANDATORY REFERRAL FOR THE ACQUISITION OF 148.78 (+/-) ACRES OF LAND, ASSESSOR PARCEL NUMBERS 398-090-004/006 AND 368-100-001, BY EAST BAY REGIONAL PARK DISTRICT FROM PACIFIC CUSTOM MATERIALS, LOCATED ALONG CARQUINEZ SCENIC DRIVE NEAR THE TOWN OF PORT COSTA (CP# 12-34) PR

5. COMMISSIONERS' COMMENTS: Commissioner Terrell requested that all municipal advisory council letters regarding projects be included in the staff reports provided to the Commission. Commissioner Steele requested that staff reports be provided digitally via email or website.
6. COMMUNICATIONS: Bay Area Monitor, June/July 2012

Meeting adjourned at 9:40 P.M.

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JULY 24, 2012.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (\*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, CA during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Friday. Advance arrangements may be made by calling (925) 674-7205.